125.A	0004	0036.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,028,500 / 1,028,500
					USE VALUE:	1,028,500 / 1,028,500
					ASSESSED:	1,028,500 / 1,028,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 36

Owner 1:	GUTHRIE M PETER ETAL/ TRUSTEES
Owner 2:	M PETER GUTHRIE REVOCABLE TRUS
Owner 3:	SARAH W CLIFFE REVOCABLE TRUST
Street 1:	36 BARTLETT AVE UNIT 36
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZPATRICK NIALL & JENNIFER -
Owner 2:	-
Street 1:	36 BARTLETT AVE UNIT 36
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Vinyl Exterior and 2138 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,025,200	3,300		1,028,500
Total Card	0.000	1,025,200	3,300		1,028,500
Total Parcel	0.000	1,025,200	3,300		1,028,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.06 | /Parcel: 481.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 313468
GIS Ref
GIS Ref
Insp Date 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 125.A-0004-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	1,010,400	3300	.		1,013,700	1,013,700	Year End Roll	12/18/2019
2019	102	FV	1,060,100	3300	.		1,063,400	1,063,400	Year End Roll	1/3/2019
2018	102	FV	942,700	3300	.		946,000	946,000	Year End Roll	12/20/2017
2017	102	FV	863,400	3300	.		866,700	866,700	Year End Roll	1/3/2017
2016	102	FV	871,100	3300	.		874,400	874,400	Year End	1/4/2016
2015	102	FV	740,400	3300	.		743,700	743,700	Year End Roll	12/11/2014
2014	102	FV	670,600	3300	.		673,900	673,900	Year End Roll	12/16/2013
2013	102	FV	670,600	3300	.		673,900	673,900		12/13/2012

!15902!

PRINT

Date	Time
12/11/20	05:34:18

LAST REV

Date	Time
10/28/19	08:10:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK NIA	71098-458	1	6/1/2018		1,050,000	No	No		
FORSMAN PER E &	66799-65		2/12/2016		901,500	No	No		
VESTA PROPERTIE	56739-430		4/15/2011		745,000	No	No		

USER DEFINED

Prior Id # 1:	80557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
9/13/2018	Measured	DGM	D Mann
3/23/2017	SQ Returned	MM	Mary M
1/6/2014	Info Fm Plan	BR	B Rossignol
2/2/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8259																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.14111316
Const Adj.:	1.00689924
Adj $ / SQ:	338.951
Other Features:	128500
Grade Factor:	1.21
NBHD Inf:	1.22000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1259460
Depreciation:	234260
Depreciated Total:	1025201

COMMENTS

GLA=2138.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	500.36
Special Features:	0	Val/Su Net:	479.51
Final Total:	1025200	Val/Su SzAd	479.51

SKETCH

UnSketched SubAreas:
GLA: 2138,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,138	338.950	724,677

Net Sketched Area:	2,138			Total:	724,677
Size Ad	2138	Gross Are	2138	FinArea	2138

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.A-0004-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1950	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300